Zoning Comparison Table

Zoning requirement	Permitted/Required			
	Existing M1-5/R9 in LIC		Proposed M1-6/R9 in LIC	
	Zoning Sections	M1-5/R9 in LIC	Zoning Sections	M1-6/R9 in LIC
USE GROUP	117-51; 123-20; 22-00; 42-00	1 - 14, 16 & 17	117-51; 123-20; 22-00; 42-00	1 - 14, 16 & 17
FAR				
Residential FAR	117-522	8.0	117-522(b)	8.0
Community Facility FAR	117-522	8.0	117-522(b)	10.0
Commercial FAR	117-523	8.0	117-522(b)	15.0
Manufacturing FAR	117-524	8.0	117-522(b)	15.0
YARDS				
Front Yard	117-525; 43-20	None required.	117-525; 43-20	None required.
Side Yard	117-525; 43-25	None required, but if provided it must be at least 8 feet wide.	117-525; 43-25	None required, but if provided it must be at least 8 feet wide.
Rear Yard	117-525	None required for zoning lots occupying an entire block.	117-525	None required for zoning lots occupying an entire block.
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	117-532(a)	150'	117-532(a)	150'
Minimum Height of Front Wall	117-532(a)	100'	117-532(a)	100'
Maximum Building Height	117-532	No limit.	117-532	No limit.
Sky Exposure Plane	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	117-532(a)	15'	117-532(a)	15'
Setbacks from Wide Streets	117-532(a)	10'	117-532(a)	10'
Open Space	N/A	N/A	N/A	N/A
Lot Coverage (residential buildings)	117-523(a); 23-153	100% for corner lots; 70% for interior or through lots	117-523(a); 23-153	100% for corner lots; 70% for interior or through lots
Lot Coverage (mixed-use buildings)	117-523(b)	No limit.	117-523(b)	No limit.
DENSITY REGULATIONS	23-22	680 DU factor	23-22	680 DU factor
PARKING				
Parking	16-10	None required.	16-10	None required.
Bicycle Parking	44-60, 36-70	Retail(Group 6A): 1 per 10,000 sf Office(Group 6B): 1 per 7,500 sf	44-60, 36-70	Retail(Group 6A): 1 per 10,000 sf Office(Group 6B): 1 per 7,500 sf
LOADING	44-52	Varies by use; none required for <25,000 sf of retail, 1 required for 101,000 - 300,000 sf of office	44-52	Varies by use; none required for <25,000 sf of retail, 1 required for 101,000 - 300,000 sf of office